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# THE DEVELOPMENT CRITERIA OF THE PRELIMINARY COASTAL PLAN

by

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THE DEVELOPMENT CRITERIA  
OF THE  
PRELIMINARY COASTAL PLAN

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This is the product of a joint effort by the USC Sea Grant Marine Advisory Services, the Institute of Coastal Law and Management and the School of Public Administration's course in "Problems and Issues of the Coastal Zone," in cooperation with the California Coastal Zone Conservation Commission.

The chart and the attached text are designed for public users and developers of the California coastal zone as an easy reference and index to those policies of the Preliminary Coastal Plan which set forth criteria for development in the coastal zone. It is not intended to be used in lieu of the Plan, but rather as a guide to it.

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To use this chart, you should (1) consult the vertical column on the left side to determine the type of development or activity involved; (2) then, to see what coastal resource values might be affected, look across the horizontal column. At the intersection of the columns you will find a number which refers to the policy involved. (3) To ascertain the policy intent and criteria, use the policy numbers which are listed numerically in the attached text.

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## DEVELOPMENT CHECKLIST

3. Intent: Regulates new or expanded aquaculture operations.

Criteria: New or expanded aquaculture operations in coastal waters shall be permitted only if they would preserve, restore or enhance areas for public use and would not displace natural habitats.

4. Intent: Gives priority to commercial fishing boat facilities over recreational facilities.

Criteria: New recreational boating facilities shall be permitted only if present commercial facilities are deemed adequate or if construction of additional commercial boating facilities is assured. Existing commercial fishing port space shall not be eliminated unless adequate substitution space is assured.

6. Intent: Requires that water quality essential to human health and marine life be maintained, managed and restored.

Criteria: Phase out discharge of municipal and industrial wastewaters to enclosed bays and estuaries unless it can be shown that receiving waters are enhanced above no-discharge quality level. Standards shall be those in the 1972 Federal Water Pollution Control Act Amendments (1972) at a minimum and those set by the Water Resources Control Board and county health departments. Expansion of sewer service in systems with substandard treatment and disposal facilities shall be restricted. Toxic discharges shall require pre-treatment if they are incompatible with effective and economical treatment in municipal treatment plants.

7. Intent: Recommends that preference be given to projects incorporating water reclamation over those that do not.

8. Intent: Regulates waste discharges from vessels and related facilities.

Criteria: All vessels and related facilities should be equipped to prevent sewage discharges to enclosed bodies of water (e.g., sewage system hook-ups for large ships and holding tanks and pump-out facilities for small craft).

8. Criteria (continued)

Discharges from vessels into open water shall be regulated to prevent adverse impacts.

9. Intent: Requires that thermal discharges and entrainment be minimized or avoided.

Criteria: Thermal discharges shall be permitted only when rapid return to ambient temperature can be assured; where the best available technology for intake and mitigation is utilized; and when the applicant can conclusively demonstrate that there will be no significant impact on water quality or marine life.

Preference shall be given to closed or evaporative cooling systems, unless applicant can demonstrate that overall environmental advantages justify the use of once-through cooling systems. Intake and mortality of marine life shall be minimized. Discharges into sensitive biological areas shall be prohibited, unless it can be conclusively demonstrated that there will be no significant adverse environmental impacts.

10. Intent: Requires that release of oil and other toxic substances be strictly regulated and adverse effects avoided.

Criteria: Petroleum facilities shall be permitted only if there is no alternative location that would result in less environmental damage and such facility is necessary under the Coastal Plan energy policies; if accidental spills cannot and will not adversely affect sensitive biological areas; and if the best available technology and mitigation measures have been incorporated to prevent oil leaks and spills.

13. Intent: Prohibits runoff that could degrade coastal waters.

Criteria: Development shall be permitted only if adequate measures are taken to prevent adverse effects on coastal waters from runoff. Runoff containing substantial amounts of contaminants shall be treated or contained at the source.

14. Intent: Requires preservation, enhancement, and where possible, restoration of all remaining coastal estuaries and wetlands and bird habitat values.

Criteria: Developments altering wetlands and estuaries shall be considered only after the applicant submits a

14. Criteria (continued)

plan assessing the natural resource, educational, recreational, and aesthetic values affected by the development and demonstrating consistency with Coastal Plan policies.

New development shall be permitted only if the marsh or wetland is found to be incapable of restoration or, in the case of energy facilities or port or airport expansions, if the applicant has conclusively demonstrated a statewide need for the project and that no alternative location would result in less environmental damage.

Development in upland areas adjacent to estuaries and wetlands shall be restricted.

15. Intent: Restricts landfill, diking and dredging of coastal waters (15). Requires "in-lieu" fees or dedication of equivalent areas for the diked or filled areas, with an area of equal or greater size and biological productivity (16).

Criteria: Landfill, diking and dredging shall be permitted only as part of an approved wetland or estuarine restoration plan; as part of a maintenance dredging project; or as part of a port or airport expansion or energy facility for which there is no alternative location that would result in less environmental damage.

17. Intent: Requires use of least environmentally harmful dredging method. Regulates dredge spoils disposal to ensure use of least environmentally harmful method.

Criteria: When allowed (see above), dredging shall avoid unnecessary disruption to biological communities and water circulation through planning and scheduling of dredging operations; shall avoid the dredging of toxic bottom materials; and shall provide for the isolation and treatment of spoil material or its disposal on land to prevent pollution of marine, surface and underground waters.

Material suitable for beach replenishment shall be transported to appropriate beaches or into suitable longshore current systems. All other dredge spoils shall be disposed of, after a thorough assessment of each location, on dry land in authorized fill sites; in marine areas that studies demonstrate can be used with minimal environmental impact; or in deep ocean areas subject to Region IX EPA guidelines and at sites chosen to minimize adverse impacts to marine organisms.

18. Intent: Restricts construction of near-shore and shoreline structures. Requires mitigation measures to minimize and compensate for impairment of local sand supply or transport in near-shore and shoreline structures. Restricts design of near-shore and shoreline structures. Requires protection and enhancement of marine life conditions.

Criteria: Near-shore and shoreline structures shall be permitted only when required to (1) maintain or serve public recreation areas or necessary public service facilities where there is no less environmentally harmful alternative; or (2) protect existing developments where the agency determines that the public interest would be better served by such protection than by protecting natural shoreline processes.

Where permitted, shoreline works must incorporate mitigation measures; be constructed incrementally (where feasible) to allow ongoing evaluation and modifications; and be designed to be minimal, unobtrusive and compatible with maximum shoreline access and use and the appearance and design policies of the Coastal Plan. Project proponent shall be responsible for continued sand transport, where transport is required.

Repair, replacement or construction of marine structures shall be planned and designed to protect and enhance marine life conditions. Existing marine structures that cause water stagnation contributing to pollution problems and fish kills shall be phased out or upgraded.

19. Intent: Requires consideration of environmental and economic costs and benefits for all projects within a watershed.

Criteria: The environmental costs and benefits, as well as the economic costs and benefits of each project within a watershed shall be considered by the watershed management agency and the coastal agency.

21. Intent: Requires regulation of projects affecting the coastal streams.

Criteria: Projects affecting coastal streams shall be permitted only if necessary for flood control and only if consistent with Coastal Plan policies. Require mitigation measures to (1) protect anadromous fish runs; (2) maintain sand transport capability; (3) replace any fish, wildlife or habitat values; and (4) protect recreational values.

Delay projects pending completion of studies of sand supply from inland sources (except where delay would

21. Criteria (continued)

result in unwarranted hardship and where the posting of a bond or other guarantee would adequately protect the public interest).

25. Intent: Requires that development decisions relate to water management plans to (1) minimize need for inter-basin transfers and (2) consider total water basin impacts.

Criteria: Development shall be permitted only when authorized in approved water plans and when no adverse impacts will be generated, directly or indirectly, on coastal zone resources, on the subsurface geology of underground water supplies, or on the capabilities of surface drainage for water supply replenishment.

26. Intent: Regulates activities and public access in significant natural areas.

Criteria: Activities shall be restricted and public access carefully managed to prevent any disruption of habitat values in significant natural areas.

27. Intent: Restricts activities in fragile habitat areas.

Criteria: Activities in fragile habitat areas shall be permitted only when they are directly dependent on the natural resources and to the extent that it can be demonstrated that no significant disruption of habitats or environmental damage will occur.

28. Intent: Prohibits development in areas adjacent to significant or fragile areas which may significantly degrade qualities of those areas.

Criteria: Priority shall be given to developments or activities complementary to wildlife uses in areas adjacent to habitat areas. Development that unnecessarily disturbs or destroys shoreline and intertidal habitats or dune vegetation shall be prohibited. A fifty-foot buffer strip of vegetation shall be maintained to protect habitat areas.

29. Intent: Requires that habitat damage be minimized.

Criteria: Development or activities in or near habitat areas shall be regulated to minimize the amount of land and vegetation altered and to avoid unnecessary impact



29. Criteria (continued)

on activities or life resources.

30. Intent: Requires preservation of all prime agricultural lands and all lands now used or appropriate for producing coastal-dependent and coastal-related crops.

Criteria: Conversion of prime agricultural lands shall be permitted only for public service facilities or mineral extraction, and only after it has been conclusively demonstrated that the conversion is necessary, consistent with Coastal Plan policies, and designed to minimize resource impacts and that there is no alternative location that would result in less environmental damage. Small parcels within already urbanized areas may be converted when in conformance with a subregional plan.

31. Intent: Requires protection of non-prime coastal land now in use or suitable for agriculture and grazing to maintain open space and productive use.

Criteria: Same criteria as policy 30 except that, in addition, conversion may be allowed if the applicant demonstrates that continued or renewed agricultural use of nonprime agricultural land is infeasible because of location, size, soil type or other characteristics and if infeasible economically, that all types of public subsidy and acquisition have been examined.

32. Intent: Restricts agricultural development to agriculturally-related construction.

Criteria: Except for facilities approved pursuant to policies 30 and 31, new development on agricultural lands shall be limited to construction necessary for farming and timber harvesting; shall be located within rural communities unless such a location can be demonstrated to be infeasible; and shall be sited and designed to minimize impact on coastal resource areas.

33. Intent: Prohibits division of agricultural land that would result in uneconomic or impractical lot sizes.

Criteria: Subdivisions and lot splits shall be permitted on agricultural lands only if parcels remain large enough for continued agricultural production. Where permitted, approval should be conditioned on the recording of restrictions precluding future divisions of parcels and on the limitation on use to agriculture.

34. Intent: Restricts new development or land division adjacent to existing or potentially productive agricultural lands.

Criteria: Development and land division near agricultural lands shall be permitted only if it can be demonstrated that (1) it will not interfere with continued agricultural use; (2) it is designed to avoid conflict with farming practices; and (3) it does not have an adverse economic effect on long-term preservation of agricultural lands.

35. Intent: Prohibits conversion of agricultural lands prior to the adoption of subregional plans.

Criteria: Parcels of prime agricultural land of five acres or more which have been in cultivation two seasons in the past 10 years shall not be converted to development prior to adoption of subregional plans.

37. Intent: Restricts conversion of coastal commercial timberland to other uses. Requires regulation of timber harvesting to protect water quality and scenic values.

Criteria: Conversion of commercial timberlands or their division into non-commercial size units shall be prohibited except for timber processing and related facilities and for public service facilities or mineral extraction as provided in policy 30.

Timber harvesting shall be regulated to effectively screen new logging operations from public viewing points, to prohibit harvesting along stream banks, and to protect water quality and water supplies in key watershed areas.

41. Intent: Restricts mining in sensitive areas and coastal water areas and in landforms that are fragile, valuable, natural environments.

Criteria: Mining activities in sensitive areas shall be prohibited. Mining shall be permitted in other coastal areas only if it can be demonstrated that (1) minerals cannot feasibly be supplied from inland locations; (2) mineral extraction will not have substantial or long-lasting adverse impact on coastal zone resources, (3) sand supply of watershed is sufficient or alternative supply provided to allow mining without adverse impact (see policy 17 and 21); (4) buffer areas are provided to screen on-land mining from coastal areas; (5) mined areas will be reclaimed and replanted; and (6) noise and dusty surface water pollution and

41. Criteria (continued)

waste materials and spoils disposal are controlled to minimize adverse impacts.

43. Intent: Restricts development with air pollution potential.

Criteria: All new projects shall be evaluated and appropriate mitigation measures required to reduce pollution problems. Wherever possible, residential development shall be located in areas served by public transit systems.

Major pollution-generating developments shall be prohibited in critical air areas or in areas where coastal resources would be adversely affected unless there is no alternative location which would result in less environmental damage. Approved projects shall comply with all Federal, State and local emission standards, shall be designed and sited to minimize pollution, and shall incorporate the best available technology.

45. Intent: Regulates development altering the special qualities of coastal communities and neighborhoods.

Criteria: Development in unique coastal communities shall be regulated as follows: (1) prohibit development out of scale, size or social character; (2) encourage consideration of coastal-dependent uses or coastal access and visitor-serving facilities; (3) require that (a) new or expanded development be compatible with community character in form, bulk, height, color, and design, (b) protect ocean viewsheds, and (c) provide maximal pedestrian circulation and shoreline access.

46. Intent: Requires permanent preservation of unique historic and prehistoric features and, when feasible, integration with cultural facilities.

Criteria: Development on historic sites which exceeds three acres shall require a professional survey of historical and prehistoric features until completion of a statewide survey of such features. Where permitted, development shall incorporate adequate mitigation measures. Development of small parcels shall be permitted without professional survey unless the State Historic Preservation Officer calls for preservation of the site.

47. Intent: Requires development be designed so that view-

47. Intent (continued)

shed quality is preserved.

Criteria: Designs for all development proposals in the coastal viewshed be evaluated to preserve viewshed quality. See policy for definition of viewshed.

48. Intent: Prohibits degradation of natural, historical or open areas of high scenic value.

Criteria: New development in highly scenic areas shall be compatible with scenic areas and shall not be permitted to degrade natural, historical or open areas of high scenic value.

50. Intent: Requires that all public and private development in coastal viewshed be subject to design review.

Criteria: Consideration of cumulative design impacts shall be required in the absence of an overall design plan. Design plans in small neighborhood areas or adjoining properties in undeveloped areas should be coordinated. An area plan specifying location of uses and methods for preserving coastal resources for large-scale development and a detailed design plan for waterfront properties larger than three acres or suburban developments over fifteen units shall be required.

53. Intent: Requires that design guidelines be applied to ensure that development is integrated into the natural environment.

Criteria: Structures on the open beach shall be prohibited except those necessary for public health, safety or welfare. All structures that would hamper natural dune movement shall be prohibited. Other development shall be regulated to preserve, protect and where possible, to restore sand dunes, coastal bluffs, wetlands and estuaries, islands, hillsides and canyons, upland terraces and plains, and rivers and streams.

54. Intent: Prohibits significantly blocking views of the coast from public areas or diminishing the visual quality of coast.

Criteria: Development which significantly blocks views of the coast from the coastal road, inland parks and other public areas shall be prohibited except where an oceanfront parcel in already developed area would be

54. Criteria (continued)

rendered unusable by this restriction and where public acquisition of the parcel is not appropriate (see policy 65).

55. Intent: Requires compatibility with the character of surrounding, attractive area or enhancement of degraded area.  
56.

Criteria: The scale, height, materials, and color of new developments shall be regulated to ensure compatibility with the character of the surrounding, attractive area and to enhance the quality of areas degraded by existing development (55).

Landscaping shall be required to integrate the man-made and natural environments; to screen or soften visual impact; and to provide diversity. New developments must protect existing, attractive vegetation common to that coastal region (56).

57. Intent: Restricts significant alteration of natural landforms; requires restoration of temporarily-altered, natural landforms.

Criteria: Grading, cutting or filling that would significantly alter natural landforms shall be prohibited. In permitted development, landform alteration shall be minimized by concentrating development on level areas and designing hillside roads to be as narrow as possible and to conform to natural contours. After any permitted development, the topography shall be restored.

58. Intent: Selectively prohibits signs and billboards that block or detract from coastal views.

Criteria: New, off-premise commercial signs shall be prohibited. Such existing signs shall be removed after amortization (see policy). On-premise signs shall be permitted only when solely for identification and information purposes; when an integral part of the structure; and when coastal viewsheds are complemented or enhanced. Certain categories of on-premise signs and public information and directional signs when not designed with colors that harmonize with surrounding elements and which exceed the number of signs necessary shall be prohibited.

59. Intent: Requires that visual impact of transmission facilities be minimized.

Criteria: Unnecessary duplication of utility distribution

59. Criteria (continued)

and transmission facilities shall be prohibited. Undergrounding of new facilities shall be required except where such placement is inconsistent with sound environmental planning. All above-ground facilities must follow the least visible route; be invisible above ridgelines; not compete with natural terrain or man-made features in developed areas; be unobtrusive in appearance; well-designed; use minimum number of elements permitted by good engineering practice; and make use of colors and materials compatible with local surroundings.

60. Intent: Requires screening of major public service facilities from public view.

Criteria: Major public service facilities shall be prohibited along immediate shoreline unless there is no less environmentally damaging alternative. Design shall conform to natural landforms and surroundings. Natural terrain and vegetation or buffer areas and artificial screening should be used to screen major public service facilities from public view.

61. Intent: Requires design of industrial and commercial structures to lessen viewshed impact and provide greater access.

Criteria: Industrial and commercial structures shall blend well with surrounding structures in height, bulk and color; provide visual and physical access to the coast; not have significant adverse impacts on visual quality of clean air and water; and not generate excessive noise or unsightly congestion. Where functional considerations make the above requirements impossible, structures shall be screened from public view by providing adequate open space for buffers, berms and landscaping.

62. Intent: Requires that public use of the coastline be guaranteed.

Criteria: Development in the immediate shoreline shall not be permitted to interfere with the traditional public use of the tidelands, dry sand and rock beaches and those coastal bluffs and headlands historically used by the public.

Signs discouraging the public from exercising its legally-guaranteed rights of access to the coastline shall be prohibited.

63. Intent: Requires that public access be provided from public thoroughfares and separated, where appropriate, from new developments.

Criteria: Easements or fee title shall be dedicated for public use by all developments in the immediate shoreline, where access is appropriate; where inappropriate, the developer shall pay "in lieu" fees to acquire suitable access ways elsewhere. See policy for a definition of "appropriate."

67. Intent: Requires protection from development of lands designated for public acquisition until secured.

Criteria: Development prohibited until lands can be acquired. If lands cannot be secured within a reasonable period of time, development may proceed consistent with Coastal Plan policies.

68. Intent: Requires that only those institutions that can encourage public use and preservation of the coastal resources be permitted in shoreline area.

Criteria: Institutional facilities in immediate shoreline shall be given priority over residential uses in the shoreline area. Approval of such facilities shall be contingent upon amount of access provided; degree to which development takes advantage of coastal location; ability to combine public use and resource protection; and visual impact on surrounding area.

69. Intent: Regulates leasing or development of surplus Federal lands.

Criteria: Any leasing or development of military or other Federal lands declared to be surplus should be in accordance with a subregional plan, approved by the coastal agency and consistent with the Coastal Plan.

72. Intent: Gives priority to development that provides increased coastal access for low and moderate income persons over exclusively expensive facilities. Restricts demolition of low-moderate income housing in coastal neighborhoods.

Criteria: The demolition of low-moderate income housing shall be permitted only if it can be assured that the new or rehabilitated housing will provide at least the same number and type of dwelling units at the same price in the same general area.

73. Intent: Requires that reasonable access be provided to recreational areas and facilities for the physically handicapped.
- Criteria: All developments providing accommodations or recreational activities shall comply with State requirements and design criteria for the physically handicapped.
75. Intent: Requires evaluation of potential recreational use of shoreline prior to development.
- Criteria: The potential of each shoreline property for possible recreational use shall be evaluated before any development that would foreclose such opportunities is permitted.
76. Intent: Gives priority to private lands for visitor-oriented development over private residential, industrial and commercial uses (except for agriculture and coastal-dependent industry).
- Criteria: Where the site is clearly inappropriate for commercial recreation or where foreseeable future demand for commercial recreation is already provided for, other private uses may be considered.
77. Intent: Gives priority to heavy recreational use facilities near population centers.
- Criteria: Where permitted, such facilities shall be clustered in limited areas where it can be determined that the site has the capacity to withstand intensive use.
80. Intent: Requires that wide range of recreational activities be ensured, conflicts with incompatible activities be avoided and priority be given to coastal- and water-dependent activities.
- Criteria: Coastal- and water-dependent recreational activities shall be given a clear and strong priority for use of the immediate shoreline over recreational activities that do not require water access. Non-water- or non-coastal-dependent activities shall be permitted only if there is a long history of high demand for the activity and no coastal- or water-dependent uses would be displaced or precluded.
82. Intent: Requires correlation of new development with total open space and recreational use plans.



82. Criteria: New residential development shall be delayed until precise open space acquisition and recreational use plans have been prepared by local agencies. Where permitted, new residential development shall provide internal recreational facilities. Large residential developments shall provide open space, trails and walkways, and parking areas for use by the public.

83. Intent: Gives priority to recreational uses having small impact on natural environment over those having large impact.

Criteria: Recreation uses having a minimal impact on the natural environment shall have priority in the immediate shoreline over those requiring significant facilities or extensive alteration. Substantial alteration shall be permitted only if the proposed use is clearly water- or coastal-dependent; there is a long history of high demand for the use; there is no less environmentally damaging alternative; and the alteration is in accord with Coastal Plan policies.

84. Intent: Requires control of recreational and educational  
85. use and public access to minimize damage to natural re-  
and sources.  
91.

Criteria: All activities in the immediate shoreline shall be controlled to minimize damage to natural resources; ensure continued productivity and recreational enjoyment of resources; and protect public safety. Where information is available to determine environmental carrying capacity of a resource, the capacity of roads and support facilities shall be kept within that limit (84).

Off-road vehicles and trail bikes shall be prohibited in the immediate shoreline with the possible exceptions of Pismo Beach and Ten Mile Beach (85).

Where trail routes cross properties proposed for development, the dedication of trail rights-of-way shall be required as a permit condition (91).

89. Intent: Regulates public access and recreational uses of potential natural or historical reserves.

Criteria: Public access and recreational uses of all potential reserve areas should be restricted and controlled as necessary to protect the natural or historical resources.

92. Intent: Restricts alteration of coastal wetlands for new boating facilities.

92. Criteria: New boating facilities may be permitted when consistent with Coastal Plan policies and local and regional plans and when in natural harbors or new, protected water areas. Each proposed alteration of the existing environment shall require a careful analysis of its environmental effects, both long- and short-term. The dredging or filling of coastal wetlands to accommodate new facilities shall be prohibited.
94. Intent: Requires that new and expanding marinas include in-water facilities for general public use.
- Criteria: Designs for new marinas and expansion projects shall include in-water facilities for use by the general public, consistent with necessary security and public safety precautions.
99. Intent: Recommends that land use decisions relate to transportation capacity.
- Criteria: New development should be evaluated with respect to the remaining road capacity and should not preempt that portion of the budgeted capacity set aside for recreational access and for coastal-dependent uses. Development that would overburden road capacities needed to accommodate public access to the coastline shall not be built in coastal areas served by roads that are presently used to near capacity.
- Improvements in Highway 1 in rural areas shall be limited to those needed for safety and for developing vista areas, parking and other amenities of scenic routes (e.g., roadside parks, information centers, rest stops, picnic grounds, drinking water, rest rooms).
101. Intent: Requires that alternatives to excessive use of coastal routes be developed.
- Criteria: Except where greater adverse environmental impact would occur, major transportation routes and public transportation systems shall be located sufficiently far inland to protect the scenic quality of the coastal road system and to reserve Highway 1 primarily for recreational use.
102. Intent: Requires protection of scenic roads and maximization of their recreational use. Restricts location of off-road parking to inland side of road and requires safe pedestrian access to coastline from off-road parking areas. Requires that scenic routes be aesthetically designed, constructed and maintained by integration of road support facilities.

102. Criteria: Parking shall be on the inland side of the coastal road wherever safety permits, with safe pedestrian access provided to the coastline wherever possible. As adequate off-road parking and roadside view areas are provided, parking shall be prohibited along the seaward shoulder.
103. Intent: Restricts road access to environmentally sensitive areas.
- Criteria: Road improvements and capacity increases shall be based on the suitability of the area to increased access, not on the desire of users for more convenient access. Where information on environmental carrying capacity of coastal resources is available, support facilities and roads shall be kept within that capacity.
104. Intent: Restricts road construction, particularly in environmentally sensitive areas.
- Criteria: Road construction shall be permitted only if adverse environmental, social and economic impacts have been eliminated or minimized. Environmentally sensitive areas (e.g., beaches, wetlands, estuaries), significant historic or archaeological sites, special coastal communities shall not be significantly disturbed or displaced. Mitigation measures shall be required in all phases of construction.
105. Intent: Requires minimizing adverse impact of parking facilities on coastal visual resources while increasing public access.
- Criteria: New shoreline parking facilities shall be allowed only if it can be demonstrated that shuttle bus service or other transit alternatives from remote parking areas is not a practical means of meeting the public access requirements. Prohibit parking facilities on the seaward side of the coastal road, wherever possible. Require consolidation of facilities, siting and design to minimize visual impact and land area required.
106. Intent: Requires that parking needs of development be met.
- Criteria: New development shall be permitted only if (1) adequate parking facilities are provided to meet the demand generated by the development or (2) access by public transportation replaced the need for private vehicles and parking spaces to accommodate them.

110. Intent: Requires that rail rights-of-way be reserved for transportation.

Criteria: No use should be made of existing coastal railroad rights-of-way that would preclude their use for some form of transportation.

112. Intent: Criteria for new airports shall be developed by coastal agency when need arises.

113. Intent: Limits landfill and other expansion of existing coastal airport facilities.

Criteria: Expansion of coastal airports shall be permitted only if the applicant can demonstrate that (1) there is a need for the expansion that cannot be met through more efficient use of existing facilities or through other transportation systems; and (2) all other means of expanding have been evaluated and are unacceptable because of social, economic and environmental costs. Where permitted, expansions shall be consistent with other Plan policies.

115. Intent: Restricts the expansion of airport ground transportation and parking facilities.

Criteria: Ground transportation and parking facilities serving existing or proposed airports shall not be permitted to lower the level of service or budgeted recreational capacity of surrounding street, highway or freeway systems that serve the coastline.

116. Intent: Restricts the development of new port facilities.

Criteria: No new port areas shall be developed outside existing port cities except for possible specialized features such as petroleum or liquified natural gas tanker terminals.

118. Intent: Restricts new major port development or expansion.

Criteria: No new major port development or expansion projects involving filling or dredging shall be allowed unless it can be demonstrated that (1) clear need for the amount and type of cargo proposed to be handled by the new development exists; (2) all regional terminal facilities capable of accomodating the projected commodity flow will be utilized to maximum practical capacity; and (3) regional commodity flow studies indicate a need prior to expansion of port facilities.

119. Intent: Requires ports to mitigate direct significant environmental impacts of diking, dredging, filling, and pre-emption of land and water.
- Criteria: Where permitted, port expansion and development projects are required (1) to incorporate the least environmentally destructive methods available; (2) to conform to the Coastal Plan policies on dredging and spoils disposal; and (3) to minimize use of backup land area and use existing areas more intensively.
128. Intent: Encourages alternative energy sources for large-scale, power-generating facilities.
- Criteria: Every application for a major energy installation shall include detailed evaluation of alternative methods for providing the same amount of energy to customers.
134. Intent: Establishes siting and design criteria for power plants.
- Criteria: See policy for criteria.
135. Intent: Requires the phasing out of existing fossil fuel and nuclear generating facilities.
- Criteria: Priority shall be given to the removal of existing fossil fuel or nuclear generating facilities in prime beach recreational areas as alternative, less environmentally damaging technologies become widely available.
136. Intent: Requires that the need for offshore development be clearly determined.
- Criteria: New offshore oil and gas development of State or Federal lands shall be permitted only after (1) OCS development has been clearly identified as an integral and priority part of a comprehensive, balanced national energy conservation and development program; or (2) a comprehensive analysis has determined the need for California offshore production; and (3) the coastal agency determines that the impacts on onshore resources and possible impacts on the coastal zone marine resources as a result are acceptable under the Coastal Plan policies.
137. Intent: Establishes requirements for all applicants for drilling permits in State offshore lands.
- Criteria: Applicants for drilling permits in State offshore lands shall be required to submit to the State Lands Com-

137. Criteria (continued)

mission, and the coastal agency one-, five-, and ten-year plans for exploration, production and all related onshore and offshore development that might follow if drilling is successful.

138. Intent: Establishes siting and design criteria for petroleum-related development.

Criteria: Offshore drilling and production shall be permitted only where it can be demonstrated that (1) the most advanced drilling and production technology will be utilized; (2) the geologic characteristics have been investigated and are consistent with safe drilling and production; and (3) proposed well sites are the least environmentally hazardous and aesthetically disruptive sites feasible.

139. Intent: Requires consolidation of offshore oil production to maximum extent feasible.

Criteria: All petroleum-related development and operations shall be consolidated to the maximum extent feasible unless it can be shown that it will not reduce the number of facilities or producing wells required to produce the reservoir economically and with minimal environmental impacts.

140. Intent: Requires use of subsea completion wells and submerged production systems where technically and economically feasible and where environmentally safe.

Criteria: Subsea completion of wells and submerged production systems shall be required where environmentally safe and technically and economically feasible. No offshore drilling shall be permitted in those areas where oil platforms or islands would have a substantial adverse environmental effect, including degradation of aesthetic values, unless and until subsea completions or production systems are demonstrated to be environmentally safe.

141. Intent: Requires that certain policies be met where platforms or islands are necessary.

Criteria: Where platforms or islands are found necessary (see policy 140), the following requirements apply: (1) platforms shall be preferred over islands wherever safety considerations permit; (2) the number of platforms shall be minimized; (3) design and aesthetics of plat-

141. Criteria (continued)

forms or islands shall be carefully reviewed by the coastal agency and the immediately landward local governments; (4) waters surrounding new platforms or islands shall be open to recreational use, consistent with safety rules and practices; (5) full consideration shall be given to installation of multi-purpose public interest uses; (6) polluting run-off shall be contained and treated.

142. Intent: Requires that design and location of oil production and support facilities minimize environmental impact.

Criteria: All onshore drilling and production and onshore ~~support~~ facilities for offshore operations, including separation plants, pipelines, terminals, and storage facilities, shall be designed and located to minimize their environmental impacts consistent with recovery of the resource. Where such development would result in substantial adverse impacts to coastal resources, it shall be permitted only if there is a need for the project (see policy 136); if alternatives would have a greater adverse environmental impact; and if there is little likelihood of improvement in technology that would substantially reduce such impacts in the immediate future.

146. Intent: Restricts liquid and gas extraction which could contribute to subsidence hazard. Requires mitigation measures, including reinjection of oil field brines.

Criteria: Liquid and gas extraction projects that could contribute to subsidence hazard shall not be permitted (and existing operations stopped) unless it is determined that there is no reasonable alternative. In such cases, the best available techniques for minimizing land subsidence shall be utilized. Reinjection of oil field brines shall be required of all new facilities unless injection into other subsurface zones will reduce environmental risks. Exceptions to reinjection will be granted only after submission of plans to coastal agency providing for elimination of petroleum odors and all potential fresh and ocean water quality problems. Monitoring programs to record land surface and near-shore ocean floor movements are required in areas of subsidence and large-scale fluid extraction.

147. Intent: Permits refinery construction or expansion along coastal zone only under certain conditions.

Criteria: New refineries or expansions of existing ~~refineries~~ shall be permitted only if there is a public need

147. Criteria (continued)

(determination coordinated with policies 145 and 155); the refined products will significantly assist in reducing air pollution by users of that product; there is no less environmentally damaging site available; and the project is designed and located to minimize any adverse environmental effects. New oil refineries shall not be permitted in a highly scenic area, on any of the Channel Islands, or in or near special marine and land habitat areas.

149. Intent: Restricts new refineries and expansion of existing refineries in critical air areas.

Criteria: No new refineries shall be permitted in critical air areas unless their negative impacts on air and water quality are more than fully offset by reductions in the insufficiently treated wastewater discharge and in gaseous emissions by users of the fuels.

Expansion of existing refineries in critical air areas is permitted only if (1) the best available technology for reducing emissions is utilized and (2) total site emissions levels and site levels for each emission type for which ambient air quality standards exist, do not increase.

150. Intent: Requires that refineries be sited and designed to protect public safety.

Criteria: Refineries shall be sited and designed to minimize exposure of surrounding property and population to the consequences of possible large fires and explosions, and shall be sited away from areas of substantial seismic risk.

151. Intent: Recommends that applicants for additional refinery capacity maximize the addition of desulfurization capacity designed to produce low sulfur fuels; recommends that methanol production and storage be considered.

152. Intent: Recommends that new or expanded refineries maximize the need for once-through cooling.

Criteria: Construction of new cooling facilities to replace once-through facilities and new water treatment plants shall be permitted when consistent with other policies.



153. Intent: Provides for tanker terminal planning.

Criteria: Tanker terminal planning should be based on PAD V needs; but if national policy determines that petroleum must be moved through California to the Midwest or East, tanker terminals and associated development shall be approved only if they can be designed, built and operated in accordance with plan policies.

155. Intent: Recommends that construction of new tanker terminals (or expansion) be restricted.

Criteria: New tanker terminals (or expansion) should be permitted only if there is a need for new capacity that cannot be met elsewhere with less risk of environmental impacts through more effective use of existing terminal sites and facilities, tankers smaller than about 150,000 dwt could not feasibly be used; the proposed project will minimize significantly the total volume of oil spilled in normal and accidental operations; the risk of other adverse impacts will be minimized; and the onshore facilities will not be incompatible with local land use and environmental goals and will be designed to minimize adverse environmental impacts.

156. Intent: Recommends siting and design criteria for major, new tanker terminals.

Criteria: Major, new tanker terminals should be sited in deepwater areas (greater than 80 feet) sufficiently far offshore and so situated as to avoid risks to areas of critical biological concern; be sited well out of vessel traffic lanes; be owned and operated as multi-company use facilities; have ready access to the finest state-of-the-art containment and recovery equipment for oil spills; generally use monobuoy offloading systems; and where operationally required, have onshore deballasting facilities to receive any fouled ballast water from tankers.

158. Intent: Establishes siting, design and construction criteria so as to limit number of LNG terminals until safety assured; minimize risk to life and property; restrict dredging and filling; and minimize adverse environmental effects.

Criteria: One LNG marine terminal may be permitted until it can be conclusively demonstrated that engineering and operational practices can eliminate any undue risk, or it can be demonstrated that guaranteed supplies of LNG are substantial enough that an interruption of service from one LNG facility will cause substantial public harm. Until then, LNG facilities shall be sited in areas with existing but minimal port or industrial facilities while avoiding pristine natural areas. Where permitted, new facilities (1) shall not involve dredging or filling of

158. Criteria (continued)-

wetland areas unless there is no less environmentally damaging alternative, and (2) shall be located and designed to minimize adverse environmental effects.

160. Intent: Establishes mandatory safety standards for LNG facilities.

Criteria: Recommends that (1) best design and technology be used in construction; storage tanks have double-wall construction; (2) storage tanks be designed and operated to avoid sudden, large quantities of vapor that cannot be adequately vented by pressure relief valve system; (3) storage tanks be provided with containment for contents by including dikes designed to (a) induce vapor plume travel; (b) give protection from weather, radiant heat, airplane crashes and sabotage attempts; (c) withstand maximum credible seismic event for area; (4) tanks be set apart; (5) tanks be equipped with best available fire protection and fire-fighting technology, with developer required to demonstrate adequacy of measures to control major fires; (6) exposed pipelines be contained by structures, with developer required to demonstrate adequate measures for pipeline and storage tank rupture; and (7) independent standby power system be provided.

163. Intent: Restricts development in or near natural resource areas.

Criteria: Development in or near natural resource areas shall be permitted only if it does not adversely affect the resources. When permitted, first priority for development shall be given to activities which complement the resource values of the site. If no other use is feasible, individual homes may be permitted provided that minimum acreage and siting requirements are first established, with particular regard to the cumulative impact of potential development.

164. Intent: Recommends that development be concentrated in already urbanized areas, in areas suitable for redevelopment and in defined urban growth areas.

Criteria: Expansions of existing urbanized areas should not be allowed until the land resources within the areas are effectively used. Visitor service facilities should be located in or adjacent to existing developed areas or at selected points of attraction for visitors. Strip development that contributes to traffic congestion and impedes coastal access shall not be permitted; existing strip development should be channeled towards existing

164. Criteria (continued)

downtown areas and areas where (1) development would not adversely affect coastal access or resources; (2) mass transit able to serve the development exists or is planned and funded; and (3) development pressure on resource areas is relieved through enforceable development restrictions. New development shall be planned to facilitate transit service, minimize the need for outside travel and provide non-automobile circulation within the development.

165. Intent: Permits the division of land only if certain conditions have been met.

Criteria: The division of land shall be permitted only in accordance with an adopted subregional plan or, in the absence of the subregional plan, if (1) more than 80 percent of the usable lots in a non-urbanized area have been developed to existing zoned capacity; (2) the parcels resulting from the division would be no smaller than the average size of surrounding parcels; (3) no significant growth-inducing impact or precedent for development in a natural resource or scenic resource area would be established by the division; (4) the division would not restrict future options for productive lands or lands of significance because of their scenic, wildlife or recreational values; (5) all public services are readily available; and (6) the division conforms to other policies.

166. Intent: Permits that new development be removed from employment and commercial service area only if certain conditions are met.

Criteria: Significant new residential, commercial, institutional, or industrial developments or other traffic-generating uses in locations removed from employment and commercial service areas shall be permitted only if the project will be adequately served by alternative transportation modes that are less polluting or that reduce total vehicle mileage and energy consumption (e.g., buses) or it can be demonstrated the project will not harm coastal resources, will not contribute directly or cumulatively to significant degradation of air quality, and will not result in unnecessary fuel consumption.

167. Intent: Gives priority to coastal-dependent developments over other developments; requires that coastal-dependent developments which have a substantial adverse effect on coastal resources be minimized.

Criteria: Coastal-dependent developments shall have pri-

167. Criteria (continued)

ority over other development on or near the shoreline. Coastal-dependent developments that would have a substantial adverse effect on coastal resources shall be permitted only if (1) alternative locations are infeasible or more environmentally damaging; (2) a careful balancing of environmental effects against economic needs is made, with irreversible environmental damage weighing heavily in the comparison; and (3) the environmental damage is mitigated to the maximum extent technically feasible.

168. Intent: Establishes siting criteria for industrial development.

Criteria: Industrial development shall be concentrated in already urbanized areas, unless public safety requires other locations. Industrial facilities shall not be located in or near important coastal resource areas except for coastal dependent industry sited according to policy 167. When industry cannot be located in already urbanized areas, it shall be concentrated in isolated, non-developed areas. Isolated sites shall be used to the maximum extent feasible prior to the commitment of any new areas.

169. Intent: Restricts provision and expansion of public utility services and transportation facilities.

Criteria: Public service and transportation facilities shall be provided or expanded only to the extent that the location and amount of development and population that the systems will potentially serve is consistent with Coastal Plan policies. All plans for major sewer, water and road systems and assessment districts shall be reviewed by the coastal agency for conformity with the Coastal Plan.

170. Intent: Restricts development of floodplains.

Criteria: Only new development that can sustain periodic flooding and that will not create public burdens by aggravating the flood problem or by impeding the storage capacity shall be allowed on presently unprotected floodplains. Floodplains shall not be used for storage of materials that can be carried downstream during flood-prone periods, unless adequate mitigation measures are utilized.

172. Intent: Restricts construction of new structures for

172. Intent (continued)

human occupancy.

Criteria: New structures for human occupancy shall be prohibited in locations where serious geologic instabilities recur or where high geologic risk is determined by appropriate governmental agencies. Where development is permitted, the applicant must sign a waiver of public liability for loss caused by a geologic event, and such document must be recorded so as to notify subsequent purchasers of the structure.

174. Intent: Requires that developments in geologic hazard areas be reviewed.

Criteria: All proposed structures for human occupancy and other development that could significantly alter geologic processes or contribute to hazards in designated areas of high risk and in areas of unknown risk shall be reviewed. Geologic and soils reports prepared at the applicant's expense shall be required unless information is already available.

175. Intent: Requires that development in geologic hazard areas be carefully regulated to avoid risks to life and property.

Criteria: Development in geologic hazard areas shall be carefully regulated to avoid risks to life and property. Pending more precise data and land use regulations, appropriate land uses (e.g., agriculture, forestry, sand and gravel mining, outdoor recreation, and parking lots) shall be encouraged in all currently undeveloped areas of high geologic hazard.

Proposed structures for human occupancy or developments that could contribute to potential hazards (e.g., cuts and fills in landslide areas) shall be permitted in high geologic hazard areas only if it can be demonstrated that site treatment and construction techniques are adequate to overcome the hazard.

In locations where structures have been rendered unfit for human occupancy by geologic instabilities, reconstruction shall be prohibited unless geologic and engineering data on the site demonstrates that the structure will not be rendered unfit for human occupancy in the future by the same type of geologic event.

177. Intent: Permits development on bluffs and cliffs only if certain conditions are met.

177. Criteria: Bluff and cliff developments shall be permitted only if it can be demonstrated that design and setback are adequate to assure stability and structural integrity for the expected economic lifespan and the development (including storm runoff, foot traffic, grading, irrigation, and septic tanks) will neither create nor contribute to erosional problems or geologic instability. Design solutions shall in no case include destruction of cliffs and bluffs by excavation or other means. (See complete policy for demonstration of stability).

Bluff protection works may be permitted only for public service facilities or for existing endangered structures and only if consistent with other policies.

No new lot shall be created or new structure built that would increase the need for bluff protection works.

179. Intent: Requires restoration of coastal resources, wherever possible.

Criteria: New developments shall be required to restore coastal resources on the same parcel if the opportunity exists.

Developments that offer the substantial restoration of significant coastal resources (e.g., restoration and replenishment of wetlands and wildlife areas, removing of damaging uses, improvement in public recreation) shall have priority over other development wherever the option exists.

180. Intent: Requires that developers restore or acquire and dedicate to the public resource areas equivalent to those degraded by their development.

Criteria: Where coastal-dependent development must degrade an important natural resource, the developer shall be required to restore or acquire and dedicate to the public an equivalent resource area (preferably in the same jurisdiction). Where the developer is an organization other than a port, public utility, or other public entity, appropriate financial security shall be required to assure the completion of the necessary resource restoration or protection activity.

181. Intent: Recommends that lots be resubdivided and relocated or reduced, where full development of existing small lots would adversely affect preservation of coastal resource or impede access to coast, despoil

181. Intent (continued)

viewsheds, or be more costly to public than the public purchase of land.

Criteria: The number of lots should be resubdivided and re-located or reduced by (1) incentives to owners or investors to consolidate lots, (2) requirements that lots remaining in common ownership be consolidated, or (3) public acquisition when necessary.

182. Intent: Requires that coastal areas that have been degraded by development be restored to a high visual quality.

Criteria: All new development in degraded coastal areas shall be compatible with the long-range restoration plan for those areas prepared by the coastal agency, local municipalities, and citizens.

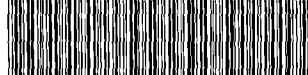
DEVELOPMENT ACTIVITY	RESOURCE VALUES	GENERAL ENVIRONMENTAL QUALITY										WATER RESOURCES				LAND AREAS AND RESOURCES									
		WATER RESOURCES	LAND AREAS AND RESOURCES	COASTAL VIEWSHED	AIR QUALITY	ACCESS	ENERGY CONSERVATION	RECREATION	TRANSPORTATION	NATURAL HABITAT AREA	RIVERS, STREAMS, AND WATER SUPPLY	SAND TRANSPORT	WETLAND OR ESTUARY	AGRICULTURAL LAND	BEACH AND SAND DUNE	BLUFF, HEADLAND, TERRACE	FLOODPLAIN	FOREST LAND	GEOLOGIC HAZARD AREA	HISTORICAL, ARCHAEOLOGICAL SITE OR AREA	LAND DESIGNATED FOR PUBLIC ACQUISITION	NATURAL HABITAT AREA	NATURAL LAND FORM	OPEN SPACE	SPECIAL COASTAL COMMUNITY
ALL DEVELOPMENT	6.3, 13.18, 24.4, 164.186, 160.181, 162.187	162.183, 49.47, 48.52, 50.52, 162.183	18.53	43	62.63, 70.12, 162.183	180	168.53	62.82	44.49, 28.29, 162.183, 110.182, 164	164	7.12, 18.53, 21.02, 20.10	13.14, 13.14, 13.14	30.35, 40	28.53, 54, 77.02, 70, 162.183	28.53, 51, 170		37	172.176	46.89	97.89, 79, 82	76.27, 28, 54, 57, 82, 77.82, 162.183		45.162, 164		15.162, 164
BREAKWATER, GROIN, ETC.																									
DREDGING, FILLING, DIKING		15.18, 17				82.82																			
HARBOR OR PORT		116-119							4.117	117															
INTAKE OR DISCHARGE PIPE	66.4, 104, 160									9	9														
MARINA OR BOATING FACILITY		4.8, 10, 50.53									8														
STREAM-BLOCKING STRUCTURE		21				20.21				21	21	21				21									
AGRICULTURAL USE		32																	175			29		31.163	
AIRPORT		112, 113, 115				114					112, 114	115	113, 114									113, 114			
COASTAL TRAIL		91								31						30.51									
COMMERCIAL DEVELOPMENT		75.76, 164.186, 160.181, 162.187				61.76, 164.186, 160.181, 162.187																29	57	45	
CUTTING, FILLING, GRADING		104																							
INDUSTRIAL DEVELOPMENT	6.8	76.166, 160.181, 162.187				61		123, 125, 76	166		168		14.168												
INSTITUTIONAL FACILITY		168																							
MAJOR FACILITY	6.8, 10		50	43							9		6.8, 10, 162.183						175			41	41	410	
MINING		42	41								41	41	21, 47		20				175						
PARKING FACILITY		100, 100	100, 100			100, 100				105									175						
RECREATIONAL PROJECT		74.77, 81, 164.186, 160.181, 162.187	51.82, 66, 164.186, 160.181, 162.187			71, 72, 73		77								74.74, 60, 74, 81, 91, 164.186, 160.181, 162.187			175			29	74.77	46	
RESIDENTIAL DEVELOPMENT		75.76, 164.186, 160.181, 162.187	91			71.72		123, 125, 72, 76, 82, 43, 168	100																
ROAD CONSTRUCTION		100, 102, 104, 108	100, 102, 104, 108																						
SIGN OR BILLBOARD		162	58, 162			52																			
SUBDIVISION OR LOT SPLIT		165, 181	80, 181			181																			
TIMBER HARVESTING OR CONVERSION		270-5	270					270				272			30							29		163	
LIQUID AND GAS EXTRACTION		146																							
LNG FACILITY		9	158, 159, 160, 161								158														
OCS DEVELOPMENT		127, 140, 142	127, 140, 142			141		141																	
PETROLEUM FACILITY		10	142, 144, 147, 150			147, 148, 151					152														
POWER GENERATION FACILITY		154	152, 154, 154, 154			154					154														
POWER TRANSMISSION STRUCTURE		169	169, 169																						
TANKER FACILITY		91	104, 106																						
RECREATION IN GENERAL		74, 85, 85, 162	74, 81, 81, 85, 162			64, 84, 162				166, 162	26					62, 63, 76, 62, 84						20, 27, 64, 89	103		
HIKING, BICYCLING, AUTO TOURING		77, 91, 107	54, 91			71, 73										80									
FISHING, SCUBA, SURFING		162				41																			
RECREATIONAL VEHICLES		76, 80, 80				71			79																
COMMERCIAL FISHING		3, 4, 8, 10									3	8													
EDUCATION AND RESEARCH		96, 97, 159	54, 96, 97, 51, 100			50					50, 96, 97		23	14		50			20			90, 99			410



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